

City of Wimberley
City Hall, 221 Stillwater
Wimberley, Texas 78676
**Minutes of Joint Special Meeting of the City Council
& Planning and Zoning Commission**
October 30, 2013 at 6:00 p.m.

City Council and Planning and Zoning Commission joint meeting called to order at 6:00 p.m. by Mayor Bob Flocke and Chairman Tom Haley, respectively.

Council Members Present: Mayor Bob Flocke and Councilmembers Tom Talcott, Mac McCullough, Matt Meeks, and Steve Thurber. Councilmember John White was absent.

Planning & Zoning Commission Members Present: Chair Tom Haley, Commissioners Beth Mitchell, Tracey Dean, Charles Lancaster, Steve Klepfer, and Lance Cawley. Commissioner Rick Burlison was absent.

Staff Present: City Administrator Don Ferguson

Workshop Session

Discussion with representatives of HEB regarding the possible future development of approximately 9.64 acres of land generally situated at 14501 Ranch Road 12, Wimberley, Hays County, Texas known as the Bowen property.

Mayor Flocke introduced HEB managers Ben Scott and Mary Rohrer and explained that tonight's meeting is for discussion only.

HEB Regional Manager Ben Scott expressed appreciation for this opportunity for discussion and feedback on possible development of the Bowen property. Mr. Scott introduced Bury Partner Mark Johnson, who displayed aerial maps and spoke on specific elements of the site plan, including building placement/size, traffic/access, parking, grading, screening, landscaping, drainage, and tree preservation.

Discussion addressed:

- Timeframe for Wimberley Planned Development District (WPDD) negotiations
- Adherence to development standards in accordance with the City's Comprehensive Plan
- Square footage of proposed store
- Additional features such as possible car wash, fuel station, and drive-through pharmacy
- Economic viability of having two large grocery stores in same market
- Traffic challenges at Ranch Road 12/FM 2325 intersection, including ingress/egress
- Fire protection measures
- Incorporation of sustainable design, construction and maintenance practices
- Rainwater harvesting/collection and storm water management

- Concerns regarding expediting the WPDD process via joint meetings
- Preserving Wimberley’s small town image
- Possible impact on tourism and existing small businesses
- Projected population growth in Hays County and need to responsibly manage new development
- Importance of store’s design as unique to Wimberley

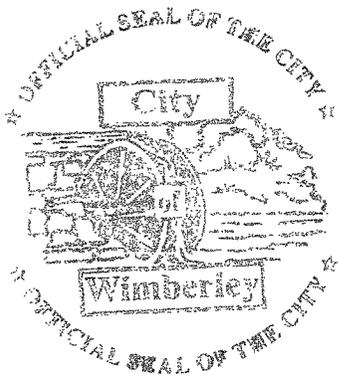
Mayor Flocke called the meeting adjourned at 7:00 p.m.

Adjournment: Joint City Council/Planning & Zoning Commission joint meeting adjourned at 7:00 p.m.

Recorded by:

Cara McPartland
Cara McPartland

These minutes approved on the 7th of November, 2013.



APPROVED:

Bob Flocke

Bob Flocke, Mayor